

\$275,000 DWELLING GIFT TO DAUGHTER

RENTS BIG 23D STREET FLOOR.
Subsidiary of Remington Co. Takes Space in Old Stein Building.

Mrs. Henry Shoemaker Buys 4 East 65th St. as Home for Mrs. Wagstaff.

BUILDERS IN THE BRONX

Mrs. Alfred Wagstaff will be presented with a \$275,000 home before the week is over by her mother, Mrs. Henry F. Shoemaker. The gift house is the American basement at 4 East Sixty-fifth street, which Mrs. Anna M. Bliss recently built adjoining her residence at 6 East Sixty-fifth street. Mrs. Shoemaker bought the property yesterday through Pease & Elliman. It will be the second house Mrs. Shoemaker has given her daughter. Several years ago, as a wedding gift, she received the four story house at 24 East Fifty-fourth street, which she has since occupied. This property will be sold when Mrs. Wagstaff moves to her new home on Sixty-fifth street.

This home is a six story American basement structure on lot 25x100.5, opposite the Astor house. It was recently completed from plans by Thomas Nast. Near to the new Wagstaff dwelling are the homes of the Wormers, the late William Watts Sherman, Frank J. Gould, Orme Wilson and James J. Hill.

5TH AVENUE LOT A GIFT.

Sherman Flint transferred yesterday to Margaret O. Flint an gift the lot at 415 Fifth avenue, on the west side, 20 feet by 120 feet, with a frontage of 20 feet, part of the site of the store of F. Simon & Co. The lot fronts 15 feet in Fifth avenue and runs back 108 feet. The department store holds it under long term lease. The deed placed on record shows that Mr. Flint retains a life interest in the property. He said last night that the property is a gift to his wife. He has a daughter of the same name. The record of the deed does not say which is the new owner.

PLATES TO REPLACE DWELLINGS.

WEST 150TH STREET—Ten old frame dwellings at 420 to 480 West 150th street have been sold by the Lawyers Mortgage Company to the Hoytress Construction Company, Inc., Reis president. The Lawyers Mortgage Company acquired the various parcels in foreclosure last August, under separate actions, at prices ranging from \$6,100 to \$7,600. On the combined properties which have a frontage of 170 feet and a depth of 100 feet, adjoining the southwest corner of Amsterdam and Avenue, the Hoytress Company will erect three five story buildings, each 56x100, from plans by Gronenberg & Leuchtag, architects. William S. Baker, who negotiated the sale, has procured a building and permanent Corporation, Carbon Not Company and Edward R. Bule.

BERNARD CO. 5TH AV. LESSEE.

The George Bernard Company, and not the Maison Bernard, is the lessee of the property at the northeast corner of Fifth avenue and Fifty-third street. The company, which is now at 275 Fifth avenue, imports gowns and French millinery. It will pay between \$25,000 and \$35,000 for the space which has been taken for a period of nineteen years.

HENTS ESSEX FELLS DWELLING.

The stone residence of J. Brington White, on Roseland avenue, Essex Fells, has been leased by F. M. Crawley & Bros. to John A. Sullivan. The property consists of a residence, large grounds and garage.

LEASES WESTBURY ESTATE.

Cocks & Willets have leased to F. T. Flushington for a term of years the Algonken property at Westbury, L. I. The estate adjoins the property of Thomas Hitchcock and Charles Steele and is in the middle of the Meadow Brook hunting country.

E. S. Williams have rented the British Bush estate at Locust Valley, L. I., to Charles E. F. McCann.

NEW REALTY CORPORATIONS.

ALBANY, Feb. 23.—The following ready corporations were chartered here yesterday:

THE BROWN COMPANY, Manhattan, capital \$50,000; directors, Louis A. Achbar, H. A. Ascher and Philip B. Brown.

THE WEST TWENTY-THIRD STREET CORPORATION, Manhattan, capital \$100,000; directors, M. Ryan and Timothy F. Fay, New York.

JACKSON AVENUE—Antonio Pasolini has sold 517 and 521 Jackson avenue, a six story apartment, on plot 745, 160 feet south of 158th street.

DORDHAM ROAD—The triangular block bounded by Dordham road, Creston avenue and 188th street, has been sold to H. A. Douglass & Co. The property contains about 4,200 square feet and fronts 117 feet on Dordham road, \$1,900 per foot on Creston avenue and 56 feet on 188th street. It was purchased by the seller about a year ago. The new owner will probably improve it with a store building.

BIG PLOT FOR BROOKLYN FLATS.

Frank H. Tyler has sold a plot 340x100 on Seventy-sixth street, between Thirtieth and Forty-first streets, for William Paulson to a builder, and 1614 Coney Island avenue, a three story store and flat, for Florence M. Kelly.

L. F. Brauns has sold for Ludwig A. Brauns to a client for investment the store and store building at 7130 Fifth avenue.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and Bronx Salesrooms.

[AT 14 VENETIAN STREET.]

L. I. CITY FACTORY BUYER.

Adolph J. Gretschel has bought from Walter M. Brophy the two story dwelling and factory at 500 Hancock street, Long Island City.

ZIEGLER SELLS AT MALBA.

Boron E. Bieden has bought from the state of William Ziegler for \$25,500 a plot at Malba, Whitestone, with a frontage of 160 feet on the shore of Powell's Cove and 100 feet on the south side of Malba drive 200 feet in depth.

BUY MONTCLAIR HOMESITES.

The Godfrey Land and Building Company has sold at Oakcroft, Upper Montclair, N. J., a plot, 50x125, on Godfrey avenue, to Grace G. Francisco, and a plot, 50x125, to Thomas F. Rose on Godfrey road. Homes will be erected on the plot.

DONATES \$100,000 BUILDING.

William A. Head is to present to Purchase, New York, a \$100,000 community building to be erected on Wright property on Purchase street near Harrison avenue. The building will be turned over to the Property Owners Association of Purchase. It will be devoted to athletic, educational and social activities, and among other features it has rooms for the Harrison police headquarters.

KINGSBIDGE BLOCK BUYER.

The Level Realty Company is the buyer of the row of two story dwellings, comprising the block front on the east side of Kingsbridge road from Jerome to Morris avenue, 260x121, reported recently sold by Mrs. James Armstrong. H. F. Weisker and H. C. D. Shaw were the brokers.

SUPPORT PROMISED INSPECTIONS BILL

Many Interested Persons Speak Favorably of Consolidation Plan.

Indications are that New York is to spared a repetition of the bitter fight waged last year over the Lockwood-Eltingen bill, which aimed to unite all departments which inspect building construction, alteration and structural changes. Since the Mayor, the members of the Board of Estimate, the Fire Commissioner and representatives of real estate and business organizations agreed on a form of bill for consolidation, which will be sent to Albany this week, many persons who opposed last year's bill have come out actively for the present measure, some of them representing powerful interests.

Paul Cravath, chairman of the tenement house committee of the Charity Organization Society, has strongly endorsed the plan of the bill. "If the bill which is now before the Senate is adopted, which was outlined in the statement given out as the result of the deliberations of the Mayor's conference committee on building inspection," Mr. Cravath said, "it will be strongly supported by the tenement house committee of the Charity Organization Society, because while acknowledging the propriety of consolidating and simplifying inspections it does not interfere with the independence of the Tenement House Department, which is the one thing in which we are directly and vitally interested. It has been very gratifying to how generally all of the important interests in the real estate situation have been willing to cooperate in the preservation of the Tenement House Department."

Alfred T. White, representing the Brooklyn branch of the committee, with which Mr. Cravath is associated, spoke of his willingness to support the proposed measure. "I feel that the Mayor's conference committee on building inspection has done a good job in the preparation of the bill for consolidation or simplification of inspections which when enacted into law is certain to give very large relief to property owners. It has been a pleasure this winter to find those of us who are especially committed to tenement house legislation in harmony with representatives of large real estate interests and with the city administration for a common end, which I feel has been successfully attained."

President Dowling of the Board of Aldermen, who is a member of the Board of Estimate, attended the various conferences on the measure, has approved of every feature of the bill except the one which would give the Mayor power to appoint to the Board of Standards and Appeals an architect, a builder, an insurance expert and an engineer who shall be nominated by local organizations. Mr. Dowling believes that the Mayor should be left free to pick the man he wants on so important a board without the necessity of having to select a man chosen by himself. "The act," he urged, "is well done." Yesterday he "protects in every way" from inspection so strongly complained of persons contemplating alterations or conversions.

The one feature of the bill to which I do not give my unqualified approval is the necessity for nominations by societies to secure appointment to the Board of Standards and Appeals. In my opinion the Mayor should have the right to make his own selection of membership on the board, and the city administration for a common end, which I feel has been successfully attained."

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Lewis H. Pounds, Borough President of Brooklyn, looks to the bill, when it becomes law, to do away with all disputes and contradictions in the various court districts.

The proposed bill, said yesterday, "is the result of most careful consideration extending over the past year. It represents the extreme to which those who believed in greater centralization are willing to go; on the other hand it represents the best judgment of what could be obtained on the part of those who believe all inspection of construction and alterations should be left in the building bureaus of the various boroughs. There is no question but what the proposed bill is a tremendous improvement over present methods. It will give the building bureaus of the various borough administrations complete control over all construction work and all alterations and repairs, except certain minor alterations, which should be left in the building bureaus of the various boroughs. There is no question but what the proposed bill is a tremendous improvement over present methods. 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